BUILDING DIVISION **PLAN CHECK NOTE**

From: Building Plan Check **PCN #18**
Effective date: 06-16-2008

Subject: Accessibility requirements for multi-family buildings with multiple entrances.

Code reference:
2007 California Building Code: 1110A.1, 1117A.4, 1119A.1 #1.

Purpose:
To provide direction to architects and plan review staff regarding how the City of San Jose will apply these requirements.

Background:
Section 1110A.1 clearly states that "The accessible route shall be the most practical direct route and to the maximum extent feasible, coincide with the route for the general public and building residents." However, the code does not provide clarity on what a reasonable detour to an accessible route is. Additionally, section 1117A, for buildings with multiple entrances, can be interpreted to imply that if a unit has a private entrance in additional to an entrance from a common area, such as a corridor, then that private entrance must also be accessible and therefore not allow steps or stairs to a private balcony.

A thorough review of other related standards, such as the UFAS, FHAAG, FHA, ABA and ADAAG, and discussions with the State Department of Housing and Community, have shown that there is no standard which can be used to provide clarity.

Findings:
Consistent with existing City of San Jose Policies for travel distances to accessible restrooms, and consistent with DSA requirements for travel distances from stairways to elevators (CBC 1103B.2), the City of San Jose will also require that the added travel distance for the disabled to an accessible entrance also be less than 200 ft..

For the purpose of defining travel distance, if the able bodied are provided an entrance, regardless of whether it is a private entrance to their unit, to a stairwell, or a lobby, an accessible entrance with the same range of vertical travel shall be provided within 200 ft. This dimension is measured to the door of an elevator or top of a ramp.